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Attorney licensed in North Dakota and Minnesota

January 7, 2025

RE: Farmland For Sale
Fertile Township (Walsh County)
Owner: Johnson Farming Association, Inc.

Dear Prospective Land Purchaser:

The enclosed advertisement is now or will be appearing in local publications and on-line at Agweek.com. I hope you will be interested in bidding. The auction will be held online at stevenekmanlaw.com on January 30, 2025. Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.

Also enclosed are copies of the plat, the aerial map, the soils map and information regarding the real estate tax and crop history. The 9 acre farmstead belonging to Cynthia Staven and Tamara Staven has been surveyed and a copy will be available on our website.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Steven C. Ekman

SCE/cc
Enclosures

FARMLAND FOR SALE
FERTILE TOWNSHIP, WALSH COUNTY, NORTH DAKOTA

Johnson Farming Association, Inc. offers for sale the following-described property located in Fertile Township, Walsh County, North Dakota:

The Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township One Hundred Fifty-Seven (157), Range Fifty-Four (54) LESS a 9-acre yard.

Bid Procedure: Bidding will be held online at ***stevenekmanlaw.com*** on **January 30, 2025**. **Bidding will be open from 12:00 p.m. to 4:00 p.m. Bids should be in the total amount and not per acre.** The right is reserved to waive irregularities and to reject any or all bids.

Terms: 10% of the purchase price will be due upon acceptance of a bid, and the balance due thirty (30) days later.

For further information, contact:

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LEGAL DESCRIPTION

SW1/4 35-157-54 LESS 9-acre yard

2023 REAL ESTATE TAXES

\$5,463.57

MAPS

Attached are copies of the aerial, soils, and crop history maps regarding the above-described land.

FSA INFORMATION - CROP HISTORY**Tillable Acres: 130.11**

	Base	Yield
Wheat	41.03	57
Corn	4.59	76
Soybeans	28.02	32

3-Year Cropping History

	2022	2023	2024
Soybeans	127.23		
Idle	2.88		
Wheat		130.11	
Soybeans			130.11

Aerial Map



Boundary Center: 48° 22' 22.39, -97° 34' 25.49



35-157N-54W
Walsh County
North Dakota



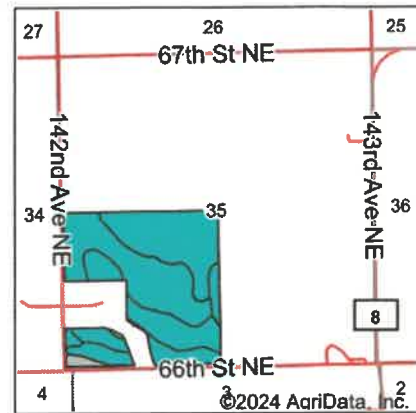
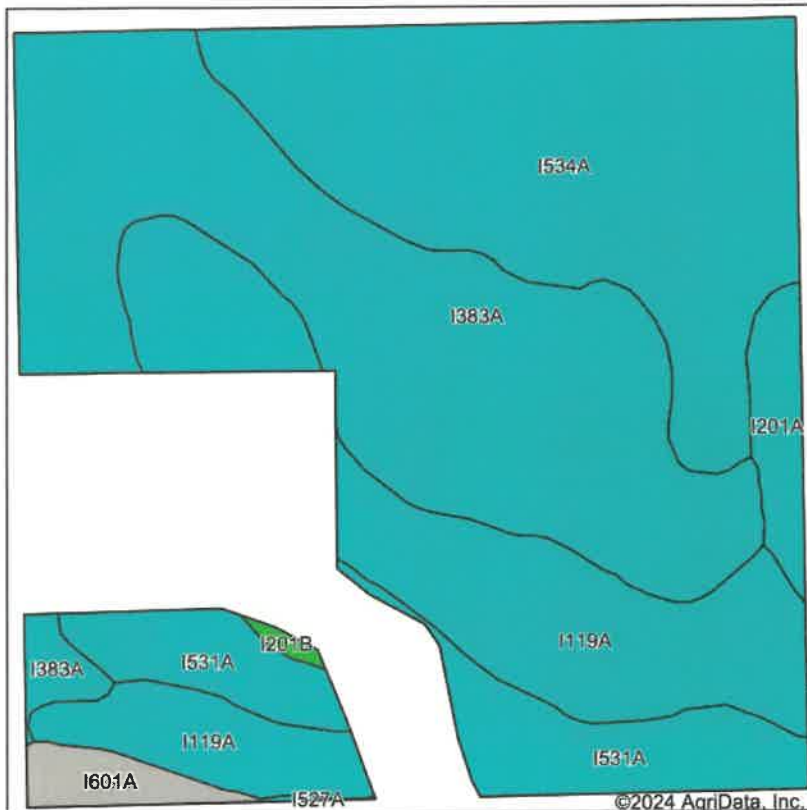
12/16/2024

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Walsh**
 Location: **35-157N-54W**
 Township: **Fertile**
 Acres: **130.11**
 Date: **12/16/2024**



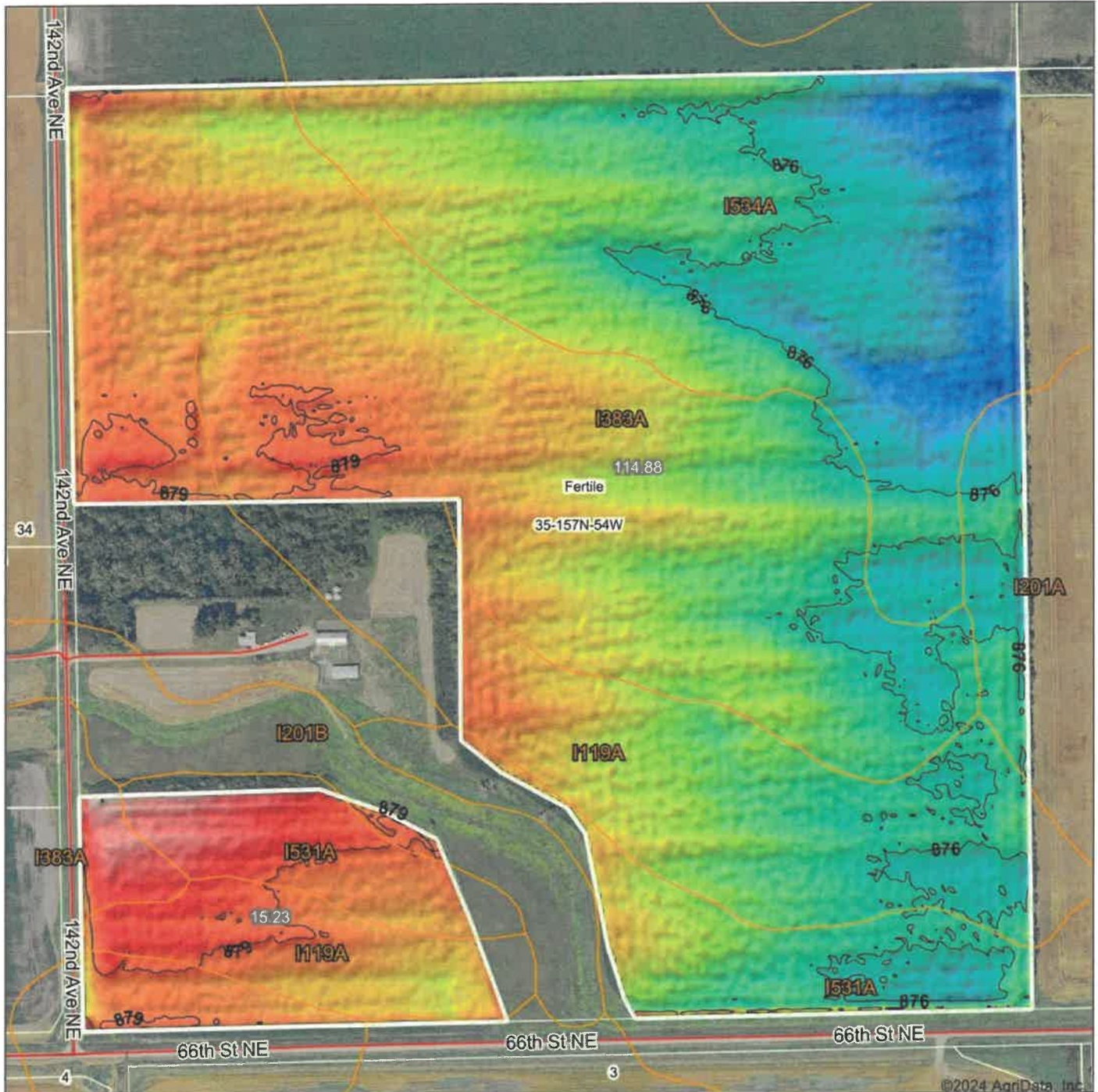
Soils data provided by USDA and NRCS.

Area Symbol: ND099, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I383A	Overly silty clay loam, 0 to 2 percent slopes	45.71	35.1%		IIc	96	64
I534A	Overly silty clay, 0 to 2 percent slopes	37.04	28.5%		IIe	95	60
I119A	Bearden silty clay loam, 0 to 2 percent slopes	28.12	21.6%		IIe	90	63
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	12.97	10.0%		IIc	95	63
I201A	Glyndon silt loam, 0 to 2 percent slopes	3.41	2.6%		IIe	92	55
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	2.40	1.8%		III _s	52	39
I201B	Glyndon silt loam, dry, 2 to 6 percent slopes	0.36	0.3%		IIe	86	55
I527A	Bearden silty clay, 0 to 2 percent slopes	0.10	0.1%		IIe	93	61
Weighted Average					2.02	93.4	*n 61.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 873.8
 Max: 881.5
 Range: 7.7
 Average: 877.2
 Standard Deviation: 1.28 ft



35-157N-54W
Walsh County
North Dakota

Boundary Center: 48° 22' 22.39, -97° 34' 25.49



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 Field borders provided by Farm Service Agency as of 5/21/2008.